

310 6973

PLANNED RESIDENTIAL

DEVELOPMENT NO. 01/89

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, owners in fee simple of the land herein described, hereby declare to the use of the public development and dedicate to the use of the public forever, whatever public property there is shown on the planned Residential Development and the use thereof for all public purposes not inconsistent with the use thereof for public roads. Also, the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this Planned Residential Development in the reasonable original grading of the roads shown hereon. Also, the right to drain said roads over and across any tract, lot or lots where water might take a natural course after the road is graded. Granted hereby is a waiver of all claims for damages against Island County which may be occasioned to the adjacent land within the Planned Residential Development by the established construction, drainage and maintenance of said roads.

All permanent utility systems shall be underground exclusively.

The private roads shown hereon as Tract C is hereby conveyed to the owners of the lots in this Planned Residential Development as referenced within the restrictive and protective covenants referenced herein. Island County has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this development.

All lots, tracts or parcels of land embraced in this Planned Residential Development are subject to and shall be sold only under the restrictions and protective covenants recorded in Volume 5744-5785 Page 2138 page 2794, under Auditor's file No. 9009336 & 90090489 records of Island County, Washington. Included as part of this dedication are items 3 & 8 of RESTRICTIONS shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of FEBRUARY, 1990.

Robert L. Edwards
Robert L. Edwards

UTSALADY HEIGHTS JOINT VENTURE,

Charles L. Anderson
Charles L. Anderson
Managing Partner

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF ISLAND) SS
This is to certify that on this 21st day of February, 1990, before me, the undersigned, a Notary Public, personally appeared Robert L. Edwards, to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Marcus A. Wallace
Notary Public in and for the State of Washington, residing at Seattle.

STATE OF WASHINGTON)
COUNTY OF ISLAND) SS
This is to certify that on this 21st day of February, 1990, before me, the undersigned, a Notary Public, personally appeared Charles L. Anderson, Managing Partner of UTSALADY HEIGHTS JOINT VENTURE, a Washington Joint Venture to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Barry M. McHale
Notary Public in and for the State of Washington, residing at Camano Island

NOTES

The areas designated as OPEN SPACE are for passive recreational uses only.
Equipment used for survey: Topcon GTS-4, 1" Theo W/EDM & Topcon GTS-3, 8" Theo w/EDM
Survey method: All angles double checked; on control from all distances double measured

LAND DESCRIPTION
That portion of Government Lot 2 and the Southeast 1/4 of Section 24, Township 32 N, Range 2 E, W.M., Island County, Washington, described as follows:

Commencing at the Southwest corner of said Southeast 1/4 of Section 24; thence North 00° 02' 42" West along the West line thereof, a distance of 669.79 feet to the Southwest corner of the North 1/2, Southwest 1/4 of said Southeast 1/4 of Section 24 and the True Point of Beginning; thence continuing North 00° 02' 42" West along said West line, a distance of 2,009.39 feet to the Southwest corner of aforesaid Government Lot 2; thence North 89° 39' 37" East along the South line of said Government Lot 2, a distance of 150.00 feet; thence North 00° 20' 23" West 200.00 feet; thence South 89° 39' 37" West 148.97 feet to the West line of said Government Lot 2; thence North 00° 02' 42" West along said West line, a distance of 1,013.50 feet to the South right-of-way margin of North Camano Drive, said South margin being 30.00 feet southerly of the centerline of said North Camano Drive; thence South 89° 42' 22" East along said South margin, a distance of 1,321.75 feet to the East line of said Government Lot 2; thence South 00° 05' 18" East along said East line, a distance of 1,060.80 feet to the North line of aforesaid Southeast 1/4 of Section 24; thence North 89° 39' 37" East along said North line, a distance of 95.76 feet; thence South 03° 14' 29" West 750.00 feet; thence South 64° 15' 00" East 192.59 feet; thence South 30° 30' 52" East 236.31 feet; thence South 23° 20' 26" West 450.00 feet; thence South 78° 50' 00" West 495.77 feet; thence South 00° 36' 37" East 461.87 feet to the South line of aforesaid North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 24; thence South 89° 23' 23" West along said South line, a distance of 1,000.00 feet to the True Point of Beginning.

EASEMENT PROVISIONS

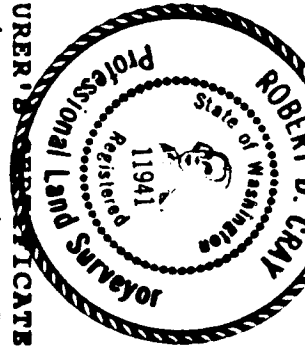
An easement is hereby reserved for and granted to Snohomish County Public Utility District Number One, General Telephone Company of the Northwest, Northland Cable and their respective successors and assigns under and upon Tract C and a strip 10.00 feet in width adjoining said Tract C on all sides, except County Road, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires, vaults, with necessary facilities and other equipment for the purpose of serving the subdivision and other property with water, electric, telephone and cable television services, together with the right to enter upon the lots at all times for the purposes stated.

RESTRICTIONS

1. A portion of this property is encumbered by steep slopes greater than 15% by definition, wetlands, and high water table areas. No grading (clearing, excavation or filling) is permitted within 100 feet of said slopes/wetlands/areas, until such time as an approved grading permit, or a waiver therefrom is obtained from the Island County Engineering Department.
2. Owners of these lots and their successors, heirs or assigns agree not to oppose the formation of a drainage district pursuant to RCW 85 should such a need arise.
3. No blocking, diverting or other alteration of existing natural or approved man-made drainage ways is permitted without prior approval of the Island County Engineering Department.
4. Direct vehicular access to and from North Camano Dr. not permitted at Tracts A and D.
5. Approval of this subdivision does not guarantee the issuance of a site sewage disposal permit or the availability of potable water. Water system permits be installed and approved prior to sewage permit issuance.
6. Lot 39.4 is for driveway purpose only for Lot 35. Lot 39.4 is for driveway purpose only for Lot 39. No building is allowed on Lot 39.4 or Lot 39.4. See sheet 2 for requirements.
7. Tracts A, B & D are reserved and permanently committed as open space and one to be left in their undisturbed, natural state, per restrictive and protective covenants.
8. Tracts A, B, D & E shall be conveyed to the owners of the lots in this R.P.D. as described within the restrictive and protective covenants referenced herein. (RESTRICTIONS are continued on sheet 2)

LAND SURVEYOR'S CERTIFICATE

I, Robert D. Gray, hereby certify that the Planned Residential Development No. 01/89, UTSALADY HEIGHTS, DIVISION NO. 1, is based upon an actual survey, that the courses and distances are shown thereon correctly, that the monuments have been set and all lot corners have been marked on the ground.



TREASURER: I, Maxine R. Sauter, Treasurer of Island County, Washington, hereby certify that all taxes on the following property are fully paid up to and including the year 1990.

APPROVALS
Examined and approved in accordance with R.C.W. 58.17.160 (1) this 16th day of MAY 1990.

Roy S. Allen
County Engineer

Approved by the County Planning Director this 17th day of May, 1990.

Barry Stueck
County Planning Director

Approved by the Board of County Commissioners this 21st day of MAY, 1990.

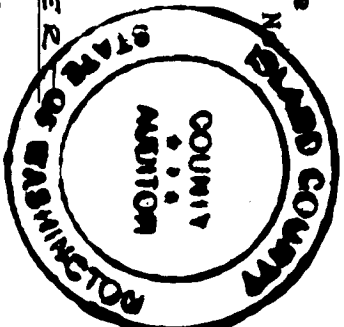
William C. Kelly
Chairman

Barry Stueck
County Auditor

Barry Stueck
Board of County Commissioners

CERTIFICATE OF TITLE
Recorded MAY 21, 1990, in Volume 574, page 2187, under Auditor's file No. 9009334, records of Island County, Washington.

RECORDING CERTIFICATE
Filed for record at the request of ALICE STUECK this 21st day of MAY, 1990, at 5:45 minutes past 1:00 a.m./p.m., and recorded in Volume 574 of PLANNED RESIDENTIAL DEVELOPMENTS, page 472421, under Auditor's file No. 9009335.



Barry Stueck
County Auditor

Barry Stueck
Deputy County Auditor

PLANNED RESIDENTIAL DEVELOPMENT NO. 01/89

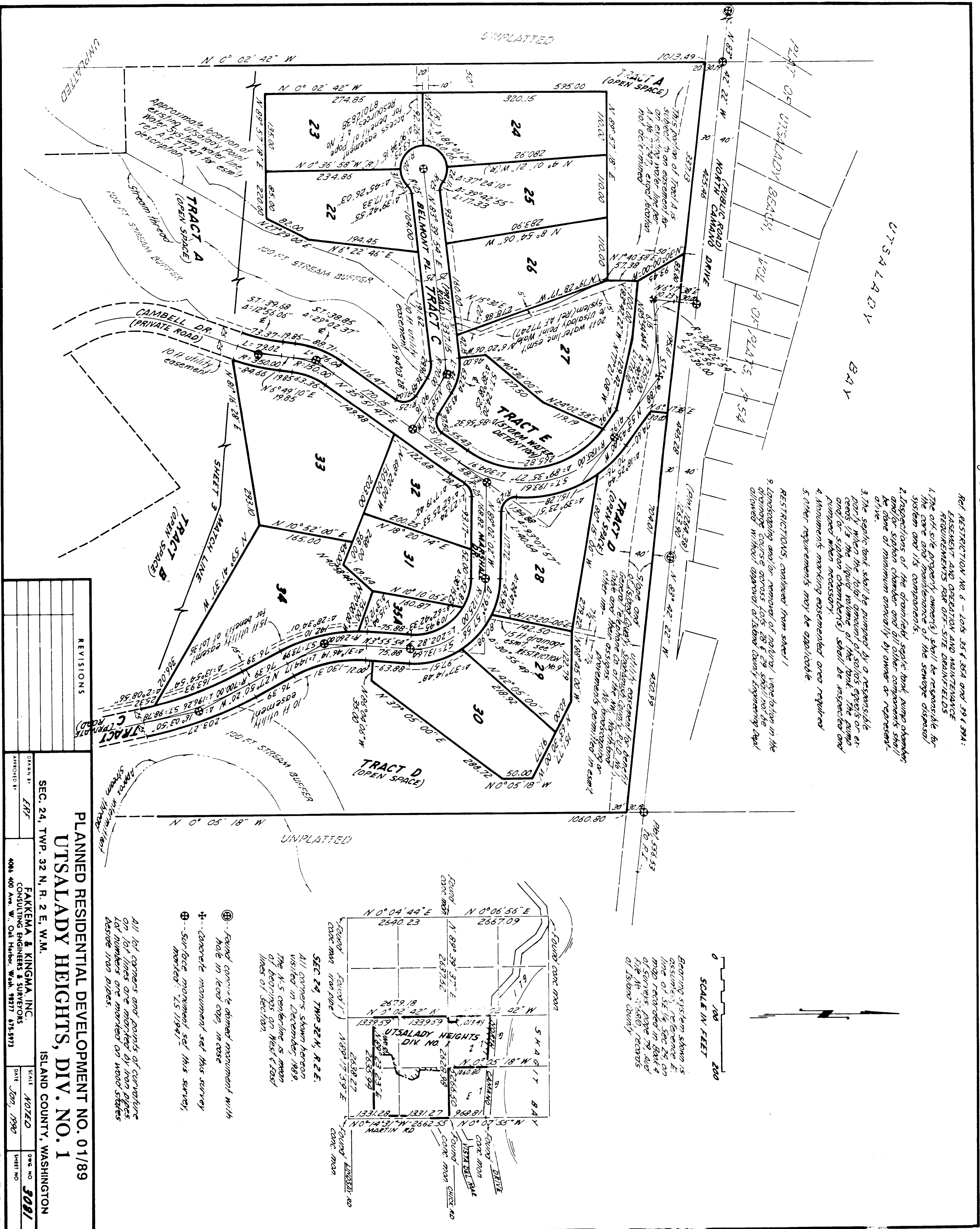
UTSALADY HEIGHTS, DIV. NO. 1

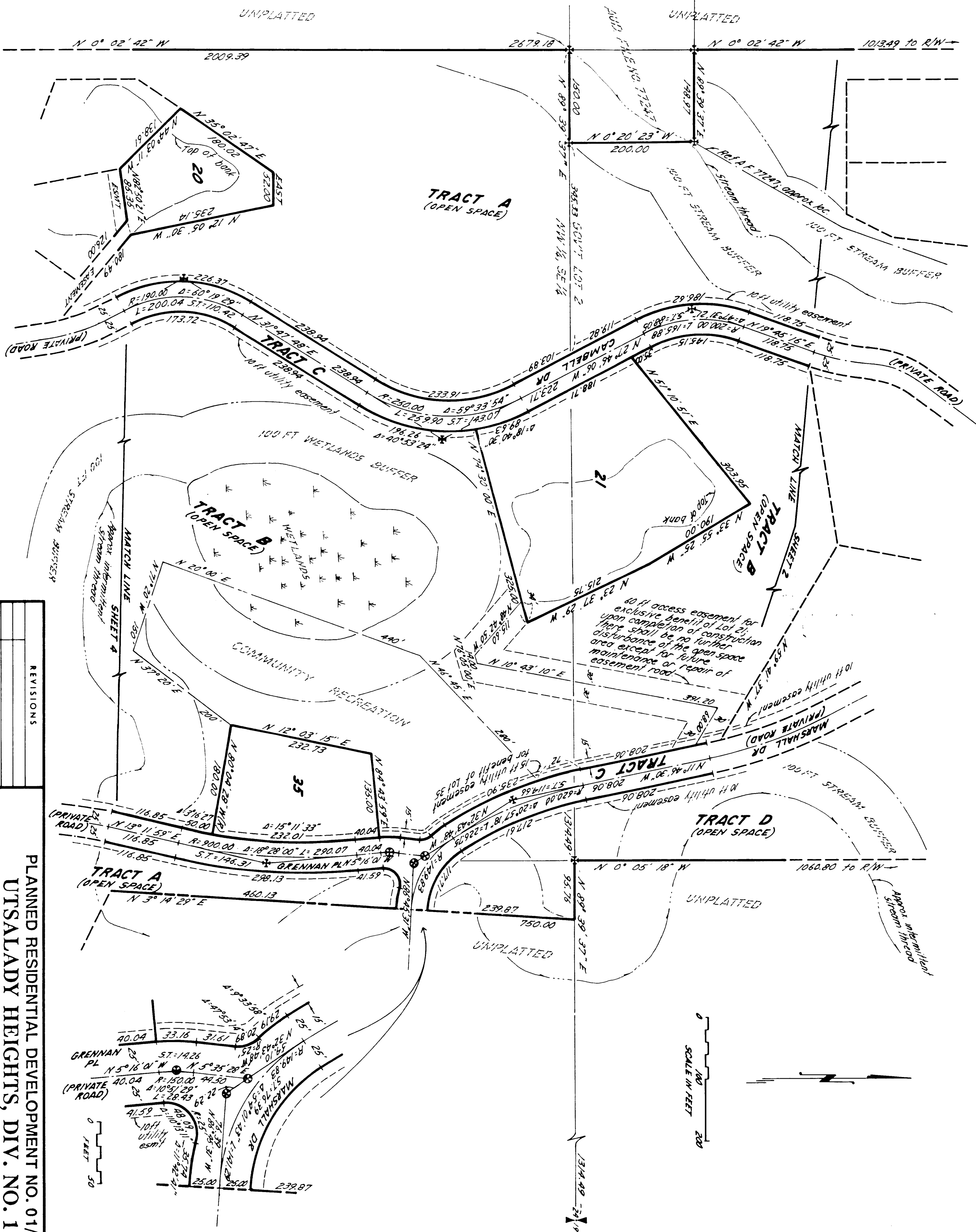
SEC. 24, TWP. 32 N, R. 2 E, W.M.

ISLAND COUNTY, WASHINGTON

MADE BY: FAKEMA & KINGMA INC.
CONSULTING ENGINEERS & SURVEYORS
4066 400 Ave. W., Oak Harbor, Wash. 98277 675-5973

DATE: Jan, 1990
SHEET NO: 3081





REVISIONS

PLANNED RESIDENTIAL DEVELOPMENT NO. 01/89
UTSALADY HEIGHTS, DIV. NO. 1

SEC. 24, TWP. 32 N. R. 2 E. W.M.

ISLAND COUNTY, WASHINGTON

FAKEMA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS

406 400 Ave. W., Oak Harbor, Wash. 98277 675-5973

SCALE NOTED
DATE JAN, 1990
SHEET NO.

SHEET 3 OF 4

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